



DETACHED CONVERTED STEADING

NEWTON HOUSE, NEWTON OF BLAIR, OLDMELDRUM AB 51 0BN.

RECEPTION HALL
LOUNGE/DINING ROOM
FAMILY ROOM
DINING KITCHEN
UTILITY ROOM
MASTER BEDROOM/EN-SUITE
3 FURTHER DOUBLE BEDROOMS
FAMILY BATHROOM
OIL CH/DG
3.5 ACRE PADDOCK
DOUBLE GARAGE/WORKSHOP
UNCONVERTED BYRE
GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

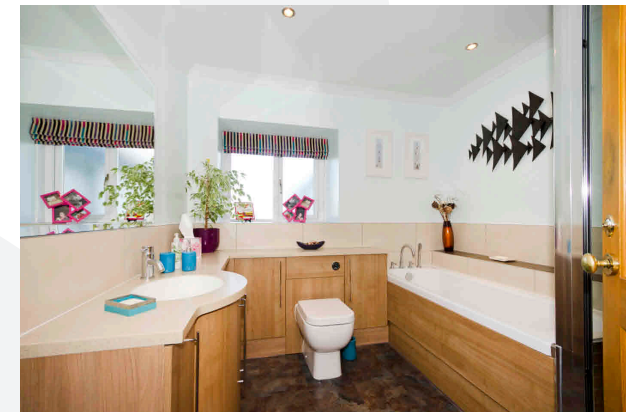
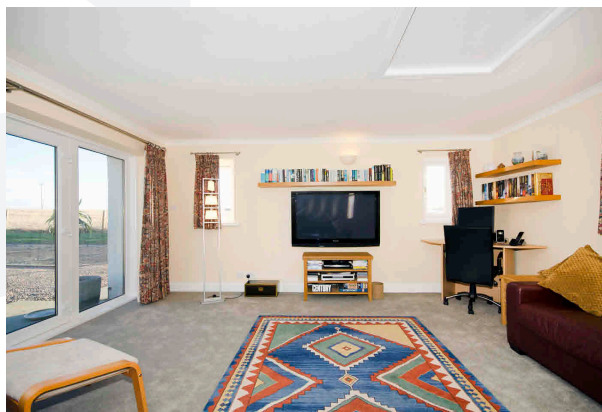
£470,000

DESCRIPTION

We have pleasure in offering for sale this impressive, four double bedrooomed, converted steading which enjoys an enviable location within a short drive of the thriving town of Oldmeldrum. Enjoying a slightly elevated position, and commanding spectacular views of the surrounding countryside from most windows, this immaculate home is tastefully presented and offers a particularly spacious level of family sized accommodation on one level. The decor throughout is in neutral tones complemented by solid pine panelled internal doors, a variety of co-ordinating window dressings, and practical floor coverings. Benefits include oil fired central heating, uPVC double glazed windows and exterior doors, and generous built-in storage facilities. Other internal features particularly worthy of mention are the superbly appointed dining kitchen which boasts a comprehensive range of quality larch wood effect cabinets and integrated appliances, and the contemporary sanitary ware and stylish vanity units fitted to the luxurious bathrooms. The bright and spacious lounge/dining room enjoys far-reaching open views and French doors lead out onto a paved patio. The fabulous master suite is located within the rear wing of the home, enjoys a particularly private aspect, and benefits from extensive built-in wardrobes and a spacious en-suite facility. Outside, an extensive double garage/workshop provides secure parking, whilst there is ample space for several cars on the stone-chipped courtyard entrance. The well maintained garden grounds are laid to lawn and extend to approximately 1 acre, with a large paved patio offering an ideal space for al fresco dining and outdoor relaxation. Included in the sale is a large, fully enclosed paddock which lies adjacent to the property, extends to approximately 3.5 acres, and is believed suitable for exercising horses, whilst an unconverted byre provides potential to create a fully serviced stable block, subject to obtaining the necessary planning consents. Interior viewing is strongly recommended to fully appreciate the appeal of this superior, "ready to move into" home which will be sold inclusive of all carpets, floor coverings, window blinds, curtains, light fittings, quality white goods and wall mounted TVs.

LOCALITY

Located approximately 1.5 miles from the thriving town of Oldmeldrum which boasts a strong community spirit and is ideally placed within easy commuting distance of Aberdeen, the oil related offices at Dyce and Bridge of Don, and Aberdeen International Airport. Amenities on offer within Oldmeldrum include pre-school activities, nursery, primary and secondary schools, a range of shops, post office, hotel, tennis courts, and 18-hole golf courses at the edge of the town and at Meldrum House. The property is also within ten minutes' drive of the wide range of facilities available at Inverurie, and its train station.



RECEPTION HALL

Accessed via uPVC/glazed door, the welcoming reception hall is spacious in proportion and has a painted brick feature wall illuminated by concealed downlighters. Neutral décor with co-ordinating carpet, and solid wood panelled doors to all rooms. Smoke detector. Antique brass/glass wall lights. Hatch to extensive, fully insulated loft space. Walk-in storage cupboard (12' x 4'2" approx) fitted with light, hanging rail and carpet.

LOUNGE/DINING ROOM

24'6" x 23' (at widest points) approx

Accessed via glazed doors from the hall, the dimensions of this superbly appointed and tastefully presented room afford ample space for both lounge and dining furniture. Neutral décor with co-ordinating curtains and carpet. Attractive bay feature with French doors providing access to a large, front facing paved patio. High ceiling with recessed downlighters and wall mounted uplighters controlled by dimmer switch. Concealed aerial with Sky multi-room facility for wall mounted TV, which will remain.

DINING KITCHEN

18' x 16'3" approx

Instantly appealing kitchen, designed and fitted by John Lewis, and boasting a comprehensive range of quality cabinets in a larch wood finish incorporating base and eye level units, deep pan drawers, and pull-out larders complemented by brushed chrome handles, "Maia" work surfaces and upstands. "Blanco" 1.5 sink and drainer with chrome mixer tap, above which is a front facing window enjoying a stunning open view. A peninsular unit houses the induction hob with "Neff" stainless extractor canopy above, whilst also providing space for informal dining. Eye level combination microwave oven and conventional oven/grill. "Siemens" dishwasher. Recess housing "Samsung" American style fridge/freezer. Floating wall shelves. Lighting is by a combination of recessed downlighters and wall mounted uplighters. Television aerial point. Roman blinds fitted to windows. Vinyl tile effect flooring. Ample space for dining table and chairs. Door to lounge/dining room. Glazed door to garden.

FAMILY ROOM

16'7" x 16'3" approx

This particularly bright room is freshly decorated and benefits from side and front facing windows which afford spectacular open views of the surrounding countryside. French doors with full height windows either side lead out to the courtyard/driveway. Concealed aerial with Sky multi-room facility for wall mounted TV, which will remain. Telephone point. Floating wall shelves. Wall mounted uplighters. Curtains fitted to all windows, and co-ordinating new carpet. Hatch to full height, insulated loft space.

UTILITY ROOM

8'5" x 4'8" approx

Equipped with high-gloss base and wall units, stainless steel sink with drainer and mixer tap, and co-ordinating worktops. Traditional wooden clothes pulley. Chrome radiator/heated towel rail. Extractor fan. Opaque glass ceiling light. Side facing window with deep sill. Ceramic floor tiles.

FAMILY BATHROOM

8'5" x 8'2" approx

Stylish bathroom designed and installed by "Alaris Kitchens & Bathrooms", boasting contemporary sanitary ware in a white finish, comprising: wc with recessed cistern, housed within a walnut effect, corner vanity unit with Corian counter-top which incorporates a moulded wash basin with chrome mixer tap; deep fill bath with chrome mixer and flexible shower taps; and fully tiled shower enclosure fitted with chrome mains powered shower with fixed and flexible shower heads, and glass door. Fitted wall mirror above the wash basin. Ceramic tiling around the bath and splashback areas. Extractor fan. White full height ladder style radiator. Roman blind fitted to side facing window with deep, tiled sill. Recessed downlighters. Karndean floor tiles.

MASTER BEDROOM

16'8" x 14' (approx)

Forming the rear wing of the home, the fabulous master suite benefits from a built-in mirror-fronted wardrobe which provides extensive hanging and shelving facilities. With far reaching, open views from three sides, the charming bedroom is nicely presented with co-ordinating roman blinds and curtains fitted to the windows. Further built-in, triple door wardrobe. Floating wall shelves. Telephone point. Recessed downlighters and wall lights controlled by dimmer switch. Carpeted floor.

EN-SUITE

11'10" x 9'5" approx

Luxurious en-suite bathroom, again designed and installed by "Alaris Kitchens & Bathrooms". Fitted with a quality white suite, comprising: wc; counter-sunk wash basin with chrome mixer tap set into a wooden, wall-hung vanity unit with co-ordinating wall mounted toiletry cabinet; recessed shower enclosure fitted with chrome mains powered shower, slate effect wet wall panelling, and glass door; and deep fill bath with chrome mixer and flexible shower taps. Illuminated recess above the bath fitted with glass display shelves. Extractor fan. White full height ladder style radiator. Large front facing window fitted with wooden venetian blind. Recessed downlighters. Karndean floor tiles.

DOUBLE BEDROOM 2

12'11" x 11'3" approx

This well proportioned double bedroom benefits from a built-in double wardrobe fitted with hanging rail and shelf. Neutral décor complemented by natural wood skirtings. Television aerial point. Curtains fitted to metal pole. Carpet.

DOUBLE BEDROOM 3

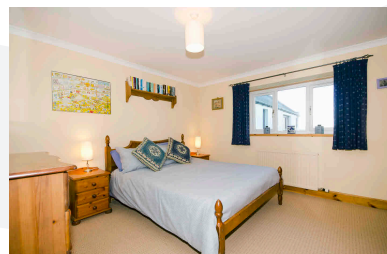
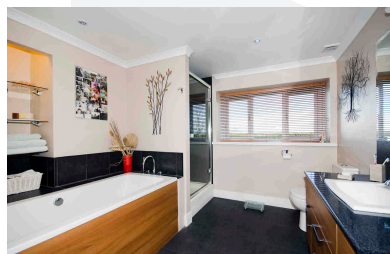
15'2" x 12'5" approx

Overlooking the courtyard/driveway, the dimensions of this bright double bedroom afford ample space for free standing furniture. Co-ordinating décor, curtains and carpet. Television aerial point.

DOUBLE BEDROOM 4

12'6" x 10'11" approx

Again with window onto the courtyard/driveway, this double bedroom is decorated in a pastel theme with a neutral carpet. Wall shelves. Curtains fitted to metal pole.



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OUTSIDE

The garden grounds which surround the home are very well maintained and extend to approximately 1 acre, laid mainly to lawn, and planted with a variety of mature trees. A well stocked rockery and potted plants provide a splash of seasonal colour whilst an established conifer hedge at the front affords a good degree of shelter and privacy to the paved patio, which is an ideal space for al fresco dining. Outside lighting. Water tap. Septic tank. Oil Tank. A large, stone chipped driveway provides ample parking for several cars and a paved path leads to the front door. Adjacent to the property is a fully enclosed 3.5 acre paddock believed suitable for exercising horses.

GARAGE/WORKSHOP

35' x 17' approx

Fitted with twin up and over front doors, this extremely spacious area benefits from power and light, has a large fitted workbench, and houses the central heating boiler. BYRE: 31' x 24' approx. Attached to the property and believed suitable for conversion into further accommodation a stable block, subject to obtaining the necessary planning consents, this area again benefits from power, light and a water supply.

SERVICES

Drainage is to a septic tank. Mains water supply.

DIRECTIONS

Travel towards Oldmeldrum on the A947 travelling through Newmachar, and Whiterashes. Approximately 1.5 miles beyond Hattoncrook turn right where signposted "Blair". Travel along this road for approximately 0.4 mile, then turn right up a track where the first property on the left is Newton House.

VIEWING

Telephone 07801 427192 (Mr Ralston).

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.

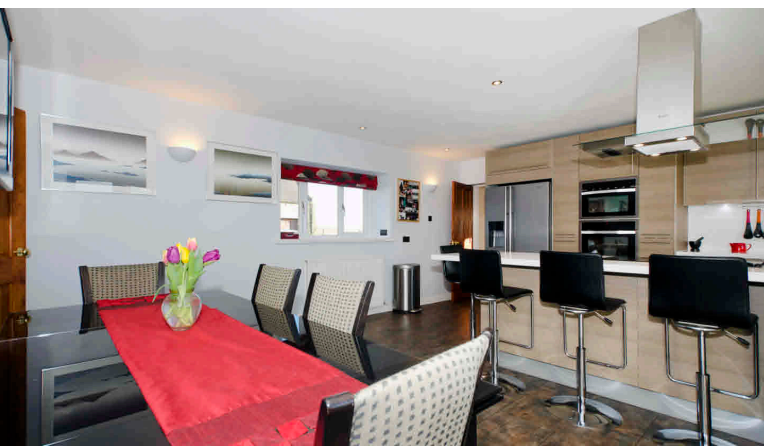


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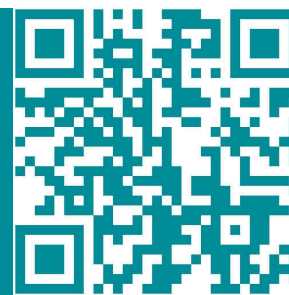
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